

REGULAR BOARD MEETING-- MAY 10, 2010

Chairman Fahey called the meeting to order at 7:30 PM. The board, clerk and 6 citizens were in attendance.

It was noted that the meeting was properly posted.

Minutes were approved, motion- Gundlach/ Zweifel.

Treasurer report- balance at the end of April was \$232,317.05. Motion to approve Gundlach/ Zweifel.

Announcements- Upcoming Justice Center Open house hosted by the Green County Sheriff Department to be held Tuesday, May 11, 2010 from 4-7 PM.

Citizen input- Nothing

OLD BUSINESS:

Park Comm.- Ruth Anderson was present and updated the board on the donation letter that went out to residents and that the playground equipment was going to be erected on Wednesday, May 19. Any volunteers would be greatly appreciated to help with the installation. The annual open house is tentatively being planned for Sept. 12th.

Salt storage shed- Alton is collecting prices and info on a general size of 32 X 40-foot shed. The board had met with Cleary Buildings over a month ago but had not received any prices back from them. A hoop structure was currently being considered.

NEW BUSINESS:

LaVerne Dohm- The Plan Commission has recommended to the board the consideration and approval of a minor subdivision/ CSM for LaVerne Dohm. LaVerne has requested the creation of a 3 lot CSM for his three duplexes that he has built on 3 acres of parcel #23-014-013.00.

These duplexes were built just before the implementation of the Land Use Plan and do not meet the current rules of the plan. In order to separate them from the farm and create the CSM the Plan Commission has recommended some variances to the board as follows:

1. A variance for creation of 3 lots of 1-acre each- this does not meet the current requirement of 3 acres each.
2. A variance for road accesses for the 2 lots that do not have public road access. The lots would access HWY 92 by a shared drive.
3. The prior variance would create 4 lots (7 residences) on a shared drive. (5 more residences than is allowed in the Land Use Plan) A variance to exceed the number of residences on a shared drive and a maintenance agreement and easement agreement affidavit would need to be established (to be reviewed & approved by Town attorney***) with the owner of the "land locked" parcel at the end of the drive. (Current owner the Hatlebergs)
4. 60 acres needs to be deed restricted for the creation of the lots and 15 additional acres need to be deed restricted from a prior land division done by Mr. Dohm that did not get deed restricted several years ago. This will be a floating deed restriction of 75 acres and Ekum Abstract had provided a title report.

***Please refer to Appendix A attached- recommendation by Town Attorney Jeff Clark of necessary changes to be made to Affidavit Easement.

Items that need to be recorded at Green County prior to the board signing off on the CSM:

1. The easement agreement affidavit and maintenance agreement with the Hatleberg residence at the end of the drive.
2. All document numbers need to be recorded first at Green County Zoning before the CSM will be signed. Supervisor Gundlach asked why this type of subdivision was allowed in the first place. Chairman Fahey stated that LaVerne had built the duplexes just prior to the implementation of the Land Use Plan and in order to change anything now they would have to meet current rules thereby making necessary the variances for the allowances not conforming with the plan.

Chairman Fahey then explained the details of the recommendations of the Plan Commission and the Town Attorney. Chairman Fahey provided LaVerne with a copy of the necessary changes to be made to the Affidavit from Attorney Jeff Clark.

- Town Attorney Jeff Clark recommended that changes would need to be made to the "Affidavit Agreement for Easement" before approval of the documentaion.
- As recommended by the Plan Commission the deed restriction would need to be recorded with Green County- 57 acres (less the 3 acres used for the CSM) and 15 acres for the previous unrecorded deed restriction.
- The driveway agreements need to be recorded upon the completion of the necessary changes.

Chairman Fahey asked if LaVerne had any questions in regards to the items needing to be completed before final board approval. LaVerne did not have any questions but requested copies of papers submitted to the board. He stated that he would stop by the office in the near future to pick up documentation.

Bills were then discussed and approved with a motion, Zweifel/ Gundlach.

Motion to adjourn Gundlach/ Zweifel.
Meeting adjourned at 8:10 PM.

Respectfully submitted,
DRAFT
Candee J. Christen, Clerk